

CHAPTER 17.220 COMMERCIAL ZONING DISTRICTS

Sections:

- 17.220.005 - Purpose
- 17.220.010 - Commercial Zoning District Land Uses and Permit Requirements
- 17.220.015 - Commercial Zoning District Development Standards

17.220.005 Purpose

This Chapter provides development and land use regulations for the commercial zoning districts established by Section 17.200.010. The purpose of the individual commercial zoning districts and the manner in which they are applied are as follows.

- A. **CR (Restricted Commercial) District.** The CR zoning district identifies areas appropriate for primarily low-intensity office uses. Retail uses may be considered but require review by the Commission and final action by the Council.
- B. **C1 (Local Business) District.** The C1 zoning district provides areas for the development of a broad range of retail, service, and entertainment uses designed to meet the shopping and service needs of the local residential and business communities.
- C. **C2 (General Business) District.** The C2 zoning district provides areas for the development of freeway-oriented and regional-serving retail and office complexes, and complementary regional commercial centers.
- D. **CM (Commercial-Industrial) District.** The CM zoning district provides areas for the development of planned, unified shopping centers. This district also provides areas for light-industrial uses. Uses for both commercial and industrial districts are outlined in Tables 2-4 and 2-6.

17.220.010 Commercial Zoning District Land Uses and Permit Requirements

- A. **General Requirements.** Table 2-4 identifies the land uses permitted by this Title in the commercial zoning districts, and the land use permit required to establish each use, in compliance with Section 17.200.020.B, *Zoning District Regulations*.

Note: Where the last column in the table ("See Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Title may also apply.

Table 2-4
Permitted Uses and Permit Requirements
For Commercial Zoning Districts

Land Use ¹	Permit Requirements by District				See Specific Use Regulations
	CR	C1	C2	CM ²	
Industry, Manufacturing, & Processing					
Printing – commercial and wholesale	–	–	P	–	
Research and development (R&D)	–	–	–	CUP	
Temporary storage containers	–	–	P	–	Section 17.400.160
Recreation, Education, & Public Assembly					
Broadcast facilities for radio and/or televisions		P	P	P	
Clubs, lodges, and fraternal organizations	–	P	P	P	
Commercial entertainment and recreation:					
<i>Amusement center/park</i>	–	CUP	CUP	CUP	
<i>Entertainment – in conjunction with eating & drinking establishments</i>	–	CUP	CUP	CUP	
<i>Indoor amusement/entertainment facilities:</i>					
Bowling alley	–	–	P	P	
Ice skating	–	–	CUP	CUP	
Pool and/or billiard rooms	–	CUP	CUP	CUP	
Other defined indoor amusement/entertainment facilities	–	CUP	CUP	CUP	
<i>Limited Entertainment – in conjunction with eating & drinking establishments</i>	–	AUP	AUP	AUP	Section 17.400.055
<i>Outdoor commercial recreation</i>	–	CUP	CUP	CUP	
<i>Theaters and auditoriums</i>	–	CUP	CUP	CUP	
Dance halls, reception halls, banquet facilities or related uses	–	CUP	CUP	CUP	
Health/fitness facilities (with or without massage establishment)	–	CUP	CUP	CUP	
Public recreational and cultural facilities	P	P	P	P	
Private schools	CUP	CUP	CUP	CUP	
Religious places of worship	CUP	CUP	CUP	CUP	
Studios – art, dance, music, photography, etc.	–	P	P	P	
Tutoring Centers	–	P	P	P	
Vocational and trade schools	–	AUP	AUP	CUP	
Residential ³					
Emergency shelters	–	–	CUP	CUP	
Mobile-home park – minimum 10 acres	CUP	CUP	CUP	CUP	
Residential care facilities – 7 or more clients	CUP	CUP	CUP	CUP	
Residential with commercial (mixed-use)	PD/CP	PD/CP	PD/CP	PD/CP	
Senior housing	CUP	CUP	CUP	CUP	Section 17.400.085
Retail					
Adult uses	–	–	CUP	CUP	Section 17.400.015
Alcohol sales:					
<i>For off-site consumption</i>	–	CUP	CUP	CUP	
<i>For on-site consumption</i>	–	CUP	CUP	CUP	
Animal sales and services:					
<i>Pet shop/store</i>	–	P	P	P	
Antique store	–	P	P	P	

Table 2-4
Permitted Uses and Permit Requirements
For Commercial Zoning Districts

<i>Land Use¹</i>	<i>Permit Requirements by District</i>				<i>See Specific Use Regulations</i>
	<i>CR</i>	<i>C1</i>	<i>C2</i>	<i>CM²</i>	
Apparel: clothing, shoes, and accessories	–	P	P	P	
Art/photography stores and galleries	–	P	P	P	
Bakery (retail) or delicatessen	–	P	P	P	
Boat sales – new and used	–	–	–	CUP	
Book and stationary stores	–	P	P	P	
Department stores	–	–	P	P	
Drive-in and drive-through facilities	–	P	P	P	Section 17.400.050
Drug stores and pharmacies	–	P	P	P	
Eating and drinking establishments:					
<i>Bars, night clubs</i>	–	CUP	CUP	–	
<i>Café, coffee house, tea house</i>	–	CUP ⁶	CUP ⁶	CUP ⁶	Section 17.400.030
<i>Restaurant, take out</i>	–	P	P	P	
Equipment sales and rentals – excluding vehicle	–	P	P	P	
Florist/flower shop	–	P	P	P	
Food and beverage sales:					
<i>Convenience stores</i>	–	P	P	P	
<i>Grocery stores</i>	–	P	P	P	Section 17.400.065
<i>Liquor stores</i>	–	CUP	CUP	CUP	
<i>Specialty stores</i>	–	P	P	P	
Food-service cart – incidental to host use	–	–	CUP	CUP	Section 17.400.070
Furniture (finished or unfinished), furnishings, and appliance stores	–	P	P	P	
General retail stores	–	P	P	P	
Home improvement stores – sales and service	–	P	P	P	
Meat market	–	P	P	P	
Mobile-home sales	–	–	CUP	CUP	
Outdoor storage	–	CUP	CUP	CUP	
Plant nurseries (retail) and garden-supply stores	–	P	P	P	
Second-hand stores	–	–	CUP	CUP	
Shopping center	–	P	P	P	
Sporting goods and equipment store	–	P	P	P	
Stationary and office supplies	–	P	P	P	
Swap meet ⁴	–	CUP	CUP	CUP	
Vehicle sales, including automobiles and motorcycles:					
<i>New vehicles, retail⁵</i>	–	–	P	P	
<i>Used vehicles</i>	–	–	CUP	CUP	
<i>Vehicle parts sales – no installation and/or servicing</i>	–	P	P	P	
<i>Vehicle parts sales – with installation and/or servicing</i>	–	–	CUP	CUP	
<i>Recreational vehicle sales</i>	–	–	CUP	CUP	
<i>Wholesale vehicle dealer</i>	–	–	CUP	CUP	
Warehouse retail stores	–	–	P	P	
Service					
Acupressure	–	CUP	CUP	CUP	

Table 2-4
Permitted Uses and Permit Requirements
For Commercial Zoning Districts

<i>Land Use¹</i>	<i>Permit Requirements by District</i>				<i>See Specific Use Regulations</i>
	<i>CR</i>	<i>C1</i>	<i>C2</i>	<i>CM²</i>	
Acupuncture	P	P	P	P	
Adult uses	–	–	CUP	CUP	
Animal sales and services:					
<i>Animal boarding and kennels</i>	–	–	–	CUP	Section 17.400.025
<i>Pet day care and grooming</i>	–	–	–	CUP	Section 17.400.025
<i>Veterinary clinics and animal hospitals</i>	–	CUP	CUP	CUP	Section 17.400.025
Astrology and fortunetelling establishments	–	P	P	P	
Automated-teller machines (ATMs)	P	P	P	P	
Banks and financial institutions (with or without drive-thru)	P	P	P	P	
Bicycle repair, sales, and rental	–	P	P	P	
Business and consumer-support services	-	P	P	P	
Check-cashing business	–	CUP	CUP	CUP	
Day care facilities:					
<i>Adult day care centers</i>	CUP	CUP	–	–	
<i>Child day care centers</i>	CUP	CUP	–	–	
Drive-thru facilities and services	–	P	P	P	
Hotels and motels ⁷	–	CUP	CUP	CUP	
Laundromat – coin operated	–	P	P	P	
Massage establishments	–	CUP	CUP	CUP	Section 17.400.095
Medical services:					
<i>Clinics</i>	CUP	CUP	CUP	CUP	
<i>Labs</i>	–	P	P	P	
<i>Hospitals</i>	CUP	CUP	CUP	CUP	
<i>Offices (medical or dental)</i>	P	P	P	P	
Offices:					
<i>Administrative/business</i>	P	P	P	P	
<i>Government</i>	P	P	P	P	
<i>Production</i>	P	P	P	P	
<i>Professional</i>	P	P	P	P	
Offices for wholesale businesses	–	P	P	P	Section 17.400.100
Pawnshops	–	CUP	P	–	
Personal services:					
<i>Barber</i>	–	P	P	P	
<i>Dry cleaning – pick-up/drop-off only</i>	–	P	P	P	
<i>Dry cleaning – with cleaning facilities</i>	–	–	P	P	
<i>Hair/nail salon</i>	–	P	P	P	
<i>Laundromat</i>	–	P	P	P	
<i>Mail-box services</i>	–	P	P	P	
<i>Medical spa</i>	–	CUP	CUP	–	
<i>Shoe repair and service</i>	–	P	P	P	
<i>Spa/sauna</i>	–	CUP	CUP	–	
<i>Tailoring</i>	–	P	P	P	

Table 2-4
Permitted Uses and Permit Requirements
For Commercial Zoning Districts

<i>Land Use¹</i>	<i>Permit Requirements by District</i>				<i>See Specific Use Regulations</i>
	<i>CR</i>	<i>C1</i>	<i>C2</i>	<i>CM²</i>	
Public-safety facilities	CUP	CUP	CUP	CUP	
Public-utility facilities	CUP	CUP	CUP	CUP	
Recycling facilities – incidental use:					Section 17.400.115
<i>Reverse vending machines</i>	–	P	P	P	Section 17.400.115
<i>Small collection facility</i>	–	P	P	P	Section 17.400.115
<i>Large collection facility</i>	–	P	P	P	Section 17.400.115
Reflexology	–	P	P	P	
Self Storage	–	CUP	CUP	CUP	Section 17.400.140
Service Stations	–	CUP	CUP	CUP	Section 17.400.145
Tattoo parlor or dermatography studio	–	CUP	CUP	–	Section 17.400.155
Ticket and travel agency	P	P	P	P	
Vehicle services:					
<i>Accessories installation</i>	–	CUP	CUP	CUP	
<i>Automobile broker – office only and no vehicle display</i>	P	P	P	P	
<i>Car wash, full service</i>	–	CUP	CUP	CUP	
<i>Car wash, self service</i>	–	CUP	CUP	CUP	
<i>Driving school</i>	–	CUP	CUP	–	
<i>Maintenance/repair – excluding auto body repair</i>	–	–	CUP	CUP	Section 17.400.170
<i>Recreational vehicle storage facility</i>	–	–	–	CUP	
<i>Rental</i>	–	CUP	CUP	–	
<i>Towing, no storage</i>	–	–	–	–	
Transportation and Communications					
Bus depot	–	–	CUP	CUP	
Wireless communication facilities – screened and/or co-located	P	P	P	P	Section 17.400.175
Wireless communications facilities – unscreened and/or not co-located	CUP	CUP	CUP	CUP	Section 17.400.175

P = Permitted Use; AUP = Administrative Use Permit Required; CUP = Conditional Use Permit Required; – = Prohibited Use, PD/CP = Planned Development and Comprehensive Plan

Notes: Uses not specified above, but which are found by the Director to be consistent with the intent and purpose of this article, and are compatible with and no more objectionable to the public welfare than the uses listed above, are permitted with the approval of a Level I Development Review as outlined in Chapter 17.520. The determination by the Director shall be made in accordance with the provisions outlined in Section 17.500.010, *Authority for Land Use and Zoning Decisions*. Upon a Level I Development Review being granted, the Director shall determine the general permit requirement (P, AUP, or CUP) for the proposed land use.

¹ See Article 7 for definitions of the land uses listed.

² Uses permitted in the CM zoning district shall be as follows:

- a. Uses permitted in the C2 zoning district, subject to the restrictions provided in the above table and providing the property is developed as a planned, unified shopping center.
- b. Uses permitted in the M1 zoning district, provided that if any portion of the property is developed for commercial uses not permitted by the M1 zoning district, compatibility of commercial and industrial uses shall be determined by development review as provided elsewhere in this Title.
- c. Tables 2-4 and 2-6 provide a listing of permitted, conditionally permitted, and prohibited uses for the CM zone district.

³ Refer to Table 2-3 for development standards applicable to residential uses.

⁴ Limited to indoor sales only.

⁵ The sale of used vehicles and auto repair/servicing are permitted as incidental uses to the primary sale of new vehicles.

⁶ Cafés, coffee houses and tea houses are permitted without a CUP if found in compliance with the provisions of Section 17.400.030.

⁷ All conditional use permits for hotels and motels shall require city council review and approval, following a public hearing review and recommendation by the planning commission.